

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		WINCHESTER RD, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	MAURO DOMENIC E & ANNA	
Owner 2:		
Owner 3:		
Street 1:	123 WINCHESTER RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Own Occ: Y
		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1594 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit	Total:	420,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	260,200		420,000	680,200
Total Card	0.138	260,200		420,000	680,200
Total Parcel	0.138	260,200		420,000	680,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		426.73	/Parcel: 426.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	260,200	0	6,000.	420,000	680,200		Year end	12/23/2021
2021	101	FV	251,600	0	6,000.	420,000	671,600		Year End Roll	12/10/2020
2020	101	FV	251,400	0	6,000.	420,000	671,400	671,400	Year End Roll	12/18/2019
2019	101	FV	220,800	0	6,000.	426,000	646,800	646,800	Year End Roll	1/3/2019
2018	101	FV	220,800	0	6,000.	318,000	538,800	538,800	Year End Roll	12/20/2017
2017	101	FV	220,800	0	6,000.	288,000	508,800	508,800	Year End Roll	1/3/2017
2016	101	FV	220,800	0	6,000.	276,000	496,800	496,800	Year End	1/4/2016
2015	101	FV	219,800	0	6,000.	234,000	453,800	453,800	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
4/30/2009	OWNR INFO	MM	Mary M
10/25/2005	Permit Visit	BR	B Rossignol
3/24/2004	External Ins	BR	B Rossignol
2/6/2003	External Ins	PM	Peter M
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
12/1/1981		CS	
Sign:			
VERIFICATION OF VISIT NOT DATA		___/___/___	

[illegible]

420,000	Spl Credit	Total:	420,000
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apro

2023

EXTERIOR INFORMATION

Type:	19	- Ranch
Sty Ht:	1	- 1 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	8	- Above Avg.
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1960	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G6	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						